



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

August 23, 2023

US Hwy 024G
El Paso County

Ryan Houser, Project Manager/Planner II
ryanhowser@elpasoco.com | (719) 520-6049
El Paso County

RE: Saddlehorn Ranch Filing 4

Dear Ryan,

I am in receipt of a referral request for comments for Saddlehorn Ranch Filing No 4 (aka 824 Acre Curtis Road Subdivision) ~2.5 miles east of state highway 024G (CAT E-X MP 322.54). For this filing, the development proposes 42 single family residences on 113.8617 acres. The properties have the tax schedule Nos. 430000599, 430000600, 430000602 currently owned by Gorilla Capital CO & Saddlehorn Ranch LLC. After review of all documentation, we have the following comments:

Traffic

The Traffic Impact Study for Saddlehorn Ranch Filing No 4 dated February 27, 2023 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- An escrow of ~\$75,000 is required with this filing.

Access

The Access Unit has reviewed submittals for Saddlehorn Ranch LLC Filing No 4 our comments are as follows:

- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, a new access permit and modifications may be required.
- A State Highway Access Permit will be required and shall be used to document the collection of escrow funds (~\$79,500) for the signal at US 24 & Stapleton.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at (719) 696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.



If you have questions please contact me at (719) 562-5537 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Lancaster/file

